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30 day notice to vacate illinois pdf

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Illinois Eviction Notice Form - Landlord and Tenant Rights Illinois landlords may serve tenants with eviction notices under various circumstances. These include unpaid rent, lease violations, or illegal activity on the rental property. There are several types of Illinois eviction notices, each serving a different purpose. **5 Day Notice To Quit** This notice is used for nonpayment of rent in Illinois. The landlord can file this notice the day after rent is due with no grace period for the tenant. The tenant must pay all past due rent or vacate the premises within five (5) calendar days. **10 Day Notice To Comply or Vacate** This type of notice demands correction of a "curable" lease violation, such as failure to maintain health and safety standards on the rental property. The tenant has ten (10) calendar days from receipt of the notice to take appropriate corrective action or vacate the premises. **14 Day Notice To Comply** Used only in Chicago, this notice is for eviction due to a "curable" lease violation, such as damage to the rental unit. The tenant may choose to clean, replace items, or make repairs within the specified timeframe. If they fail to comply, the landlord can enter the unit and complete the necessary work. **5 Day Notice To Vacate** This notice evicts a tenant for committing illegal activity on the premises resulting in a felony arrest. The tenant is not given an opportunity for corrective action and must vacate the premises within five (5) calendar days. **10 Day Notice To Vacate** This type of notice is used to evict tenants for "incurable" lease violations, such as persistent noise disturbances or illegal drug use. The landlord can file this notice without offering the tenant an opportunity to correct the violation. The tenant must vacate the premises within ten (10) calendar days from receipt of the notice. Before serving an eviction notice, Illinois landlords should ensure they have followed all applicable state and federal regulations to avoid potential legal issues. Tenants must also comply with the terms of their rental agreements or face possible eviction. If you are a landlord or tenant in Illinois, it is essential to understand your rights and responsibilities regarding eviction notices. In Illinois, landlords have some flexibility when dealing with lease violations. In most cases, they can decide whether the issue is incurable, giving tenants 10 days to move out once notified. However, in Chicago, landlords must provide tenants an opportunity to cure most common lease violations before considering them incurable. The state has specific rules for terminating tenancies of less than one year, with exceptions for week-to-week and expired leases. For these cases, the non-terminating party must receive at least 30 days' notice before termination. To ensure compliance with Illinois eviction laws: * Use the tenant's full name and address * Specify the lease violation and any outstanding balance * Specify the date of termination * Print your name and sign the notice, including your landlord address on record * Note the date and method of delivery Remember to double-check the clock for an eviction notice period as it starts ticking the day after delivery. For example, to give at least 30 days' notice and start court action by June 30th, the notice must be delivered no later than May 31st. In most jurisdictions, if the last day of a notice period falls on a Saturday, Sunday, or holiday, the notice period continues until the end of the next non-holiday. Notice can be served by giving written papers, either fully written or partly written, to someone staying in the house, as long as they're old enough (13+). It can also be given through certified mail with a confirmation that it was received, or if nobody's home, putting it on the premises themselves.